



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
April 14, 2014
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. Determination Of A Quorum
2. Determination That Public Notice Requirements Have Been Met
3. Approval Of Agenda
4. Review Of Minutes
 - 4.I. 03-10-14 Minutes

Documents: [3-10-14 MINUTES.PDF](#)

- 4.II. 03-24-14 Minutes

Documents: [3-24-14 MINUTES.PDF](#)

5. Disclosure Of Ex Parte Communication
6. Applications

- 6.I. Richard Saunders
Signs at 204 George Street.

Documents: [1.PDF](#)

- 6.II. Tim Litchford- CANCELLED
Fence at 408 Princess Elizabeth Street.

Documents: [2.PDF](#)

- 6.III. City Of Fredericksburg
Fence at 1500 Washington Avenue.

Documents: [3.PDF](#)

- 6.IV. Mendleson Development Company
New construction at 141 Caroline Street.

Documents: [4.PDF](#)

7. Other Business
 - 7.I. Transmittal Of Planning Commission Agenda

Documents: [PLANNING COMMISSION 04-09 AGENDA.PDF](#)

- 7.II. Procedures Discussion

Documents: [PROCEDURES.PDF](#)



Minutes
Architectural Review Board
March 10, 2014
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

Kerri S. Barile, Chair
Jamie Scully, Vice Chair
Susan Pates
John Van Zandt
Sabina Weitzman
Kenneth McFarland
John Harris

Members Absent

Staff

Erik Nelson
Nuemi Ramos

Dr. Barile called the Architectural Review Board meeting to order at 7:30 p.m.

OPENING REMARKS

Dr. Barile determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Dr. Barile asked if there were any changes to the proposed agenda.

Mr. Nelson indicated that item #4, under Other Business was needed for an informal review on 201 Caroline Street.

Dr. Barile indicated that item #5, under Other Business was needed for discussion about a supplemental meeting.

Mr. Scully made a motion to accept the agenda as amended. Ms. Pates seconded. The motion carried unanimously.

REVIEW OF MINUTES

Dr. Barile asked if there were any changes to the February 10, 2014 meeting minutes.

Ms. Weitzman made a motion to accept the minutes as amended. Mr. Harris seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Dr. Barile asked if any board member had participated in *ex parte* communications on any item before the Board.

Mr. Van Zandt stated that he is involved in the project at 623 Caroline Street and that he would abstain from voting on that item.

No one else indicated that they had engaged in any *ex parte* communication.

APPLICATIONS- REGULAR AGENDA

1. Donna Pullin – Sign at 419 Sophia Street.

The applicant was not present.

There was no public comment.

Mr. Scully said he found the proposed sign to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Harris seconded. The motion carried unanimously.

2. Alex Kelly-Maartens – Signs at 1006-A Caroline Street.

Alex Kelly-Maartens, the applicant, was present.

There was no public comment.

Ms. Weitzman said she found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Van Zandt seconded. The motion carried unanimously.

Mr. Scully asked Mr. Nelson for clarification on the regulation regarding clearance and obstructing a view of a neighboring sign.

Mr. Nelson stated that there is not a regulation on obstructing a view, but clearance from the sidewalk it required to be eight feet unless the sign is on the drop leaf of an awning because awnings can have a seven foot clearance.

3. Drs. Chetan & Deepa Pai – Exterior alterations at 709 Caroline Street.

The applicant, Dr. Deepa Pai, was present

There were no public comments.

Mr. McFarland asked Mr. Nelson if there was any documentation of the 1970 installation of windows.

Mr. Nelson stated that there was not, but it did appear that there had been many window replacements during the Bicentennial period.

Ms. Weitzman asked Dr. Pai if the jambs would stay in place because there was evidence of shutters hanging there and if they are removed they will be removing that evidence. She suggested they keep those intact. Ms. Weitzman also wanted to clarify that the grills would be the ones that cannot be removed.

Dr. Pai stated that they would not be changing any of the historic beauty of the building. The jambs will remain. She also stated that the windows are still in the making and all the measurements were off and they will need to re-measure.

Mr. Van Zandt said he found the proposed new windows to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that the grills be permanently fixed and the simulated divided light feature be included between the panes. Mr. Harris seconded. The motion carried unanimously.

4. James O. McGhee – Exterior alterations at 623 Caroline Street.

The applicant, James O. McGhee and property owner Tommy Mitchell were present.

Mr. Mitchell stated that there had been a number of restaurants that have come and gone for various reason and he thought that a more sustainable use of the building would be a Bed and Breakfast. He stated that he had gone through a deliberate process of making sure that they do not compromise or destroy the fabric of the building on the inside or outside.

There were no public comments.

Mr. McGhee used a model to show how they had addresses the Boards informal comments in previous meetings.

Mr. Scully asked Mr. McGhee if the new roof would match the existing roof and if it would be sloping outward in inward.

Mr. McGhee stated that there would be a slight slope outward, without touching the original building.

Ms. Weitzman asked Mr. McGhee what materials would be used on the hyphens for the dormers. She also asked if the panels would be smooth and what the dimensions would be because in the elevation it looked as though the sloping roof might not clear the gutter. She also asked Mr. McGhee if he was going to be placing compressors on either side of the chimneys.

Mr. McGhee explained that the single panel would be about 2 feet wide and that it would not touch any siding, only the jamb. He also stated that the sash needs to be rebuilt.

Mr. Scully asked Mr. McGhee if the compressors were for HVAC.

Mr. McGhee stated yes.

Mr. McFarland stated that he wanted further clarification about the use of hardi-board or hardi-plank.

Dr. Barile stated that there is nothing in the bylaws or guidelines on whether someone can or cannot use hardi-plank or hardi-board and it is usually decided on a case by case basis. She also stated that she had seen it approved more on sides and rear elevations instead of primary elevations.

Mr. Nelson stated that the Board has allowed hardi-board to differentiate the new from the old.

Mr. McFarland asked Mr. McGhee what the exposure would be per siding piece and wondered if it could differentiate itself if it had slightly less reveal. He also asked what type of windows would be used.

Mr. McGhee stated that when he began to draw the dormers the siding began to look like fish scales, because of the short pieces, but the reveal will likely be roughly 5 ½ inches. The windows will be simulated divided lights, but have the appearance of true divided lights (exterior grills, etc.).

Dr. Barile stated that the drawings Mr. McGhee had provided showed that the windows were to be determined. She asked if he would like for the Board to consider the use of true simulated divided lights for the windows or come back to the Board at a later date.

Mr. McGhee stated yes.

Mr. McFarland stated that he did not receive an east elevation and asked Mr. McGhee if Historic Fredericksburg had reviewed the project.

Mr. McGhee stated that he could provide the Board with an east elevation. He also stated that Historic Fredericksburg is aware of the project and he is currently setting up a meeting with them.

Ms. Weitzman commended the architect for trying to make the building work as a Bed & Breakfast. The desire to preserve the interior spaces gives weight to understanding the alterations. She stated that reusing the original sash is a good way to leave a clear record of what was there and moving them out seems like a reasonable way to make an alteration. Her concern was with Standard #9, scale and massing, since the building in its current state is a simple rectangle with a simple hipped roof and the addition that was put on also has a simple form. Some of the proposed alterations appear fussy in comparison.

Ms. Pates stated that she could not support this project as presented. The building is called the Chimneys and is a very important property, a significant property, and part of the Historic District and the shape of the building would change. She said she believed the chimney section needs to be left alone and that hardi-plank should not be put on this building. She said that if the interior space was such a concern she had suggested at a previous meeting that they consult an interior designer to look at it and to work around it. She also stated that it is not unusual to have three-bedrooms for a Bed & Breakfast. She said she does not know how the railings and windows will look so she cannot support it at present.

Mr. Scully stated that he liked modern, on a historic building and that it is important to show the difference between time periods so as not to create a fake sense of history. He said that in the previous meetings he had a difficult time figuring out if they would make it work and probably would not have supported the previous dormers. But Mr. McGhee had come up with a great solution. He stated that the scale and massing was appropriate. He also noted that Mr. McGhee had made a point to ensure a continued view of the chimney. He asked about the south-side elevation. The model showed the porch open, which would make it open to the elements.

Ms. Weitzman asked Mr. McGhee if the rear addition could be seen from the public right-of-way.

Mr. McGhee stated not from the street, but it could be seen from the City's parking garage.

Mr. Scully asked Mr. Nelson if anywhere from within a City property is considered public right-of-way.

Mr. Nelson stated that there is a phrase in the code that states "or from city property".

Dr. Barile thanked Mr. McGhee for working through the process. She said that Mr. McGhee was proposing to add dormers to a 1930s addition with cement block foundation. She stated that Standard #1, as noted in the memo, would require a change of use, but how would the change affect the scale and massing. She said that the characteristics of a building make it important to the community and stated that Mr. McGhee had done an excellent job at preserving them. She said her concerns were with the use of hardi-plank. Perhaps he could use a variation in width in wood to show the difference. She said that this building is one of the most significant properties in the City and the use of wood would be more true to its character.

Mr. McGhee stated that he appreciated the Board's comments. He also stated that it would not be a big problem to use wood instead of hardi-plank.

Mr. Harris stated that Mr. McGhee had done a wonderful job in presenting this fairly difficult project carefully and thoroughly.

Mr. McFarland said the time spent on the application was much appreciated. He also stressed the fact of reversibility and said that it could be removed with little difficulty. He also stated to Mr. McGhee that he was looking forward to seeing the east elevations.

Ms. Weitzman stated that one of her concerns was placing any equipment next to the chimney, in a tight space where drainage would accumulate.

Mr. McGhee stated that it was not going to be a full size compressor.

Mr. Van Zandt stated that it would be an oblong shape, standing on end.

Dr. Barile reminded the Board that Mr. Van Zandt would be recusing himself from any vote. She also stated that it sounded like the Board wanted to consider scale and massing and have Mr. McGhee come back to the Board with additional materials for the windows and railings.

Ms. Pates stated that since the Historic Fredericksburg Foundation had easements on the building would the Board need to review their comments before the Board decision.

Dr. Barile stated that there is nothing in the guidelines on whether the Board can or cannot take the easement into account.

Mr. Nelson stated that in the City Code, the City leaves it up to the applicant as to what sequence they use. He stated that any decision made is certainly going to be contingent on what Historic Fredericksburg also decides. The applicant may have to come back after going through that process. He said he had spoken to the director at Historic Fredericksburg and they are aware of the project.

Mr. McGhee stated that Historic Fredericksburg is aware of the project, but they have not spoken to them yet. He will be meeting with them later.

Mr. Scully stated that Mr. McGhee could place a window on the exterior, like he had shown on his drawing, as well as in the interior so guests who are staying in the historic Chimneys in Fredericksburg can actually have a view of their chimney. Something else to consider would be two windows that are across from each other. Mr. Scully suggested that they table all other items and vote on the scale and massing and have Mr. McGhee come back to the Board for review of materials.

Mr. Nelson stated that the Board could vote on anything for which they believed sufficient information had been provided to them.

Mr. Scully said he found the proposed scale and massing and the location of exterior windows of the exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Harris seconded. The motion carried 5-1-1, with Ms. Pates opposed and Mr. Van Zandt abstaining.

Mr. Harris made a motion to approve the proposed porch. Mr. McFarland seconded.

Mr. McFarland stated that there was not enough information on the proposed porch and stated that it should be tabled until additional information was provided.

Mr. Harris withdrew his motion. Mr. McFarland withdrew his second.

Mr. Scully made a motion to table all other items until the applicant is able to submit additional information. Mr. Harris seconded. Motion carried 6-0-1, with Mr. Van Zandt abstaining.

OTHER BUSINESS

1. Mr. Nelson transmitted the Planning Commission agenda-
2. Update on Lewis Street retaining wall – Mr. Nelson informed the Board that the brick wall will be reestablished and that he had approved the work because the Building Official had informed him of the emergency nature of the situation. The house behind the collapsed wall was apparently in danger and the wall needed to be rebuilt quickly. The Board expressed concern about being excluded and decided to discuss the matter further at a work session.
3. Review of Historic District administration procedures – Board agreed on setting up a supplemental meeting on March 24, 2014 to discuss several items.
4. Informal review on 201 Caroline Street – The item was deleted for lack of information.
5. Discussion about supplement meeting – Board decided to meet on March 24, 2014, to continue the review of 623 Caroline Street and to discuss administrative procedures.

Meeting adjourned at 9:30 p.m.

Kerri Barile, ARB Chair



Architectural Review Board

Supplemental Meeting Minutes

March 24, 2014

**Conference Suite, City Hall
Fredericksburg, Virginia**

Members Present

Kerri S. Barile, Chair
Jamie Scully (arrived 7:51 p.m.)
Jon Van Zandt
Susan Pates
Ken McFarland
Sabina Weitzman
John Harris

Members Absent

Staff

Erik Nelson

Dr. Barile called the meeting to order at 7:39 p.m., after the applicants, Thomas and Kim Mitchell, and their architect, James McGhee, had arrived.

OPENING REMARKS

Dr. Barile noted that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Upon a motion made and duly seconded, the Board approved the submitted agenda.

DISCLOSURE OF EX PARTE COMMUNICATION

Dr. Barile asked if anyone had engaged in *ex parte* communication for the case before the Board that evening. No one indicated that they had engaged in *ex parte* communication. Mr. Van Zandt noted that he was involved with the project and would not be voting.

OLD BUSINESS

James McGhee – Exterior alterations at 623 Caroline Street

Dr. Barile noted that the public hearing had been conducted on March 10, 2014.

Mr. McGhee presented four drawings and engaged in a discussion with the Board about project details. The Board carefully reviewed the submittals and ensured any and all questions had been answered.

Ms. Weitzman said she found the project to be architecturally compatible with the historic aspects of the Historic District and made a motion to approve all submitted drawings. Mr. McFarland seconded. Motion carried 6-0-1, with Mr. Van Zandt abstaining.

NEW BUSINESS

Dr. Barile introduced a review of staff's submitted admin procedures as well as a list of procedural items that Board members had suggested. After some discussion, the following items were identified for follow up:

- Definition of "like material" to be included with the staff admin procedures.
- Staff to research legal requirements for removal of old fences and walls
- Emergency meeting procedures to be written out and submitted for review.
- Application requirements to be clarified and preliminary review option emphasized.

Due to time constraints, Dr. Barile deferred additional discussion of procedural items to a future meeting.

Meeting adjourned at 9:44 p.m.

Dr. Kerri S. Barile, ARB Chair



Item #1

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 14 April 2014
RE: **204 George Street – Signs**

EFN

Richard Saunders requests a Certificate of Appropriateness for a sign at 204 George Street. This small portion of the streetscape is an addition to 826 Caroline Street. The City's architectural inventory dates the main building (826 Caroline Street) to c. 1810, but dates this brick addition to c. 1846.

The applicant proposes to install a metal bracket above the doorway (centered) and suspend the painted MDO board panel (24 x 26 inches) that is currently located at 208 George Street.

The sign allowance for this location is 15 square feet, based on 10 linear feet of frontage. The proposed sign accounts for 4 square feet.

Staff finds the proposed sign to be architecturally compatible with the historic aspects of the Historic District, as it relates to design and materials, and consistent with the City Code, as it relates to size and location. Staff recommends approval of the 24 x 26 inch panel, with the condition that mounting holes for the bracket be drilled into mortar joints and that the panel have at least 8 feet of clearance above the sidewalk.



→ ← 204 George St.



*Samson
Realty*



2



Item #2

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 14 April 2014
RE: **408 Princess Elizabeth Street – Fence**

This item is cancelled.



Item #3

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EEN*
DATE: 14 April 2014
RE: **1500 Washington Avenue - Fence**

The City of Fredericksburg requests a Certificate of Appropriateness for a fence at 1500 Washington Avenue. The City's architectural inventory has dated this stone cottage to 1896. This dwelling and the surrounding acreage is owned by the City.

The applicants propose to erect a solid board fence, with dog-eared boards, both for privacy as well as to screen the utilitarian area of the property. The fence will be six feet high and include a gate, which will be indistinguishable from the fence. The material will be pressure treated wood, which could be painted or stained, once it has weathered for a period.

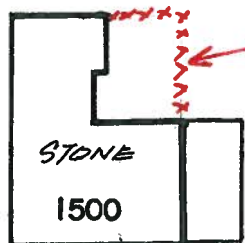
Staff finds the proposed fence to be architecturally compatible with the historic aspects of the Historic District and recommends approval of its installation.

PART

CITY
PROPERTY

Fence

32 1/2'



MARY
WASH.
MON. & CEM.



208'

HITCHCOCK ST.

3'
35'
35'
35'
35'
35'
140'

SEE NO. 140

WASHINGTON

CITY
AVE.

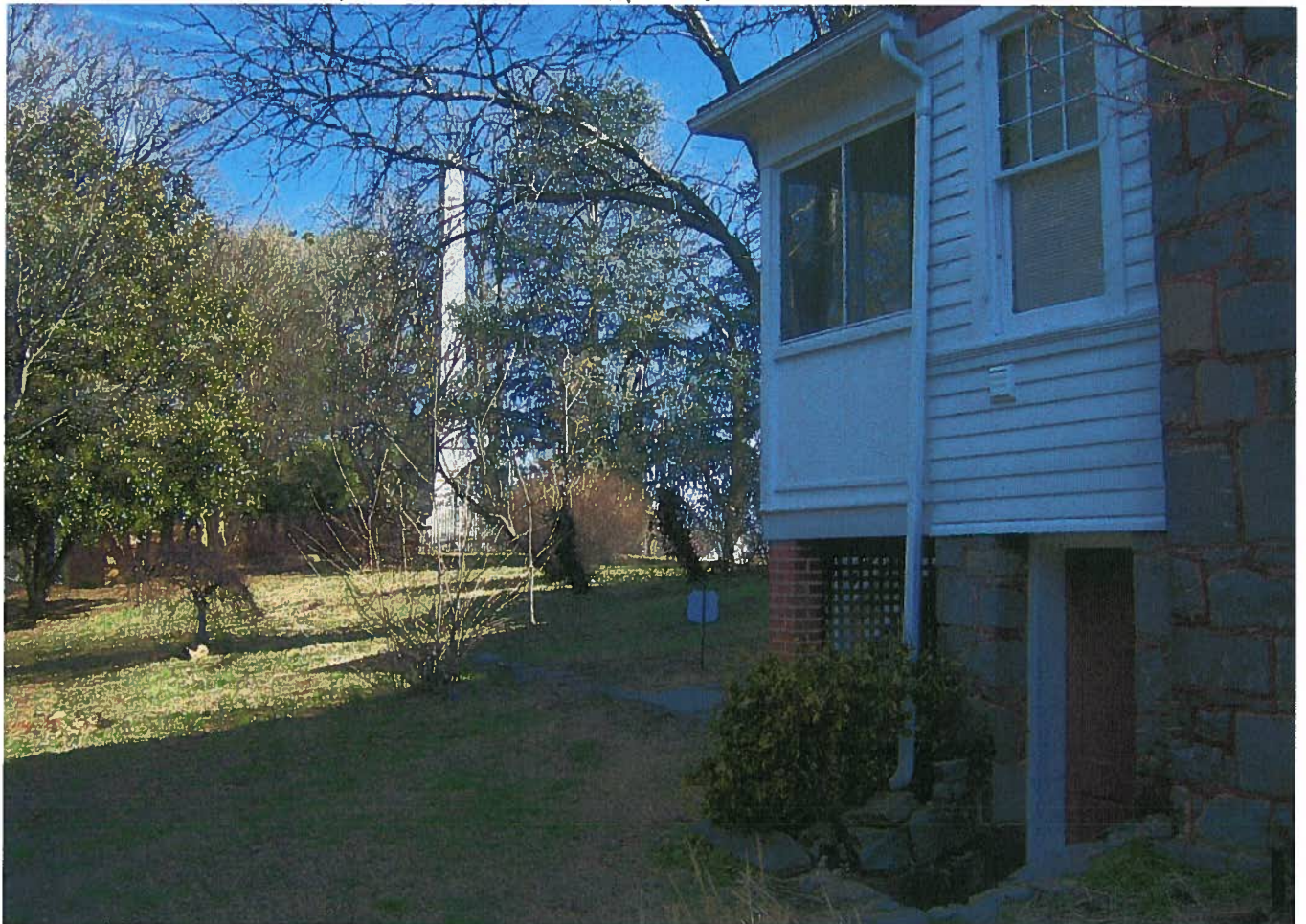
22'

80'

22'



1500 WASHINGTON AVENUE





VIEW OF LODGE FROM MW MONUMENT





FENCE DESIGN

6 FOOT - DOG EARED BOARDS



Item #4

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 14 April 2014
RE: **141 Caroline Street – New Construction**

Alan Mendleson requests a Certificate of Appropriateness for construction of a new single family home at 141 Caroline Street. This lot is one of three vacant properties in this established neighborhood and construction is by right (does not require any variances or special use permits).

There are no Secretary of the Interior Standards for new construction, but the Board has established the following review sequence, to ensure that any proposed new construction is carefully considered in relation to its context:

Site Planning – The lots in this neighborhood have very little consistency. Many properties are between 40 and 42 feet wide, but some are as little as 30 feet in width and one is as small as 27 feet wide. Several others properties are clearly combined lots, but some of the larger properties (more than 100 feet wide) date to the early development of the area. The subject property is 40 feet wide and 174 feet deep. The proposed dwelling will have an 18 foot front setback, which is roughly even with the front porch of the adjoining property at 201 Caroline Street. The side setbacks are 5 feet on the south side of the property and 9 feet on the north side. The 5-foot setback could have been as little as 3.5 feet, but at 5 feet the Uniform Statewide Building Code allows more window openings than would be allowed if the dwelling was built closer to the property line. A driveway is proposed along the north side of the house. The Zoning Code would have allowed this sideyard to be as small as 4 feet, but the 9-foot width is needed for the driveway. The applicant will need to ensure that driveway runoff does not cross the property line onto 201 Caroline Street, which can be addressed by pulling any pavement back from the property line (usually a foot) and/or using porous pavers. The details related to the driveway will be addressed by the Building Official. A detached garage will be constructed toward the rear of the property. As noted above, the allowed setbacks were calculated by the Zoning Administrator to ensure the new dwelling location would be consistent with the geometry of the established neighborhood and the applicant has increased those setbacks slightly.

Scale and Massing – The new dwelling will have two stories, consistent with most of the houses in the neighborhood. The height of the roof ridge is shown at 31 feet 7 inches at the front of the house and 32 feet 7 inches at the rear. In zoning, however, the height of a gable roof is measured as the point midway between the peak of the roof and the eaves. Using the roof on the rear extension, which will result in the highest possible place of measurement, the dwelling height is 27 feet, which is consistent with the requirements of the underlying R-4 zoning.

A prominent part of the façade will be the visible roof plane, which is also consistent with the majority of the houses in the neighborhood. The style of construction is clearly new, but relates to features and details in the neighborhood. This area saw limited construction before the American Revolution, but the few Colonial period houses remain intact. The neighborhood is characterized by two periods of construction. Many of the houses were built after the Revolution and up through the 1850s. Some of them are brick, but most are frame construction. The next period of building occurred after the Civil War, in the late nineteenth century through the early twentieth century. The older houses needed substantial repairs after the war as well. The dwellings from that time are mostly frame construction with much detailing. A third period of construction began in the late twentieth century and is still underway. The vacant lot at 308 Caroline Street received a new house in 1997 and new houses were built at 99 and 101 Caroline Street in 2005 and 2003 respectively. Most of the other houses in the neighborhood have also had significant additions and upgrades. Some of these additions have been as large as new houses in their own right, including the additions at 205 (1997) and 140 Caroline Street (2005). The proposed house exhibits a front porch, small columns, visible roof planes, and double hung windows, but is decidedly contemporary to its period of construction, which is a consistent standard applied to new construction in Fredericksburg.

Roof – The new house will have a side gable roof with a rear extension. It will be clad in fiberglass shingles.

Windows – The plans note that windows will be thermal pane, vinyl clad wood windows, with three over one sash. This type of unit is consistent with other new construction approved in the Historic District and is considered appropriate here. The window pattern, however, requires discussion. Although the neighborhood consists of very diverse architecture, there are two architectural features that are consistent with virtually every home, regardless of its period of construction. The first is that entryway doors always line up with the front entry stairs. The second is that the upper and lower story windows always have a strong relation to one another. In this instance, the upper three windows do not have a strong visual relation to the lower story fenestration and this detail should be addressed.

Doors – The entry door is a basic six-panel door with a transom. This style of door is found throughout the Historic District and is appropriate here. As noted above, though, the issue is that the entry door is offset from the front stairs. Since the location of the door in relation to the entry stairs is a consistent feature throughout the neighborhood, this too must be addressed. A solution could include moving the door and/or modifying the front entry stairs, but the applicant will need to modify this detail.

Exterior Architectural Elements – The entryway and the front porch are consistent with the neighborhood and the Historic District, except for the coordination of the door and steps noted above. Additional details are needed for the eaves. The note indicates that a vented vinyl soffit will be used, which is not consistent with what the Board has approved for new construction in the past.

The vinyl coated aluminum rails also require further discussion. There are metal railings throughout the neighborhood, but of a quality more substantial than aluminum.

Materials – The submitted plans show the walls clad with vinyl shakes, or equivalent, the foundation as cultured stone, and the trim as PVC. Cultured stone has been approved previously and could be considered appropriate in this instance.

The vinyl shakes are problematic because vinyl has not been approved as a cladding for new construction. Instead, the Board should consider allowing a hardi-shake, since hardi-board has been routinely approved for new construction.

The PVC trim is specified as a molecular PVC trim (AZEK or equal). This material has been approved previously as it can be cut, drilled, shaped, and painted. Once painted, it is indistinguishable from wood.

This case should be considered in the sequence outlined above. Discussion can and should occur on all items, but action should occur in the stated order. If the Board reaches an item that it cannot approve, as submitted or modified by the applicant, the decision making process should stop and be resumed when that item and any others have been addressed.

At this point, staff finds the site planning and the scale and massing to be architecturally compatible with the historic aspects of the Historic District and recommends approval. This recommended action, however, recognizes that scale and massing might be modified as the applicant addresses the fenestration issues noted above.



Preliminary Specifications
141 Caroline Street- Spec Home Design
City of Fredericksburg, VA

FOUNDATIONS

1. Foundation and Patio for the home to be poured concrete footings/walls with Cultured Stone veneer on all sides.
Finish selection: _____

STOOPS / PORCHES / WALKS

1. Covered Front and Rear Porches to be poured concrete slab and steps with flagstone paver finish.
Finish Selection: _____
2. Leadwalk and rear Patio to be poured concrete with flagstone finish.
Finish Selection: _____
3. Basement walkout door and steps to be poured concrete finished.

EXTERIOR FINISHES

1. Front elevation, sides and rear of home per plan to be as follows:
Shake Siding Selection: Certainteed Cedar Impressions
Lap Siding Selection: Hardi-Plank 6.25" Smooth Lap
2. Gutters and downspouts to be oversized in prefinished aluminum.
Finish Selection: _____
3. All rake and fascia boards are to be 2 x 6 (nominal) aluminum wrapped. Eave soffits and rake overhangs to be vented vinyl soffit.
Fascia finish selection: _____
Soffit finish selection: _____
4. All exterior trimwork to be 5/4 PVC (Azek or equal).
Finish Selection: _____
5. Ceiling of Front and Rear Porches to be PVC (Azek or equal) beaded profile ceiling with bed mould trim.
Finish Selection: _____

ROOFING

1. Roofing to be Certainteed Landmark AR shingles:
Finish Selection: _____

EXTERIOR DOORS

1. Exterior doors to be Therma-tru fiberglass per plan:
Finish Selection: _____
2. Garage overhead doors to be Amarr Carriage House "Classica" series.
Finish Selection: _____

WINDOWS

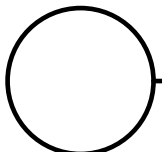
1. Windows are to be Andersen 400 series or equal with white pre-finished interior and white hardware.

STAIRS/RAILS

1. Exterior railing to be vinyl coated aluminum in white with vinyl coated aluminum newel posts in white.

HARDWARE

1. All lock hardware to be Kwikset UltraMax or equal. The finish shall be oil rubbed bronze. An Arlington handleset and deadbolt or equal are to be installed on the front door. All other exterior doors to receive a Commonwealth entry lock and #780 deadbolt.



PROPOSED CONCEPTUAL STREET VIEW

SCALE: N.T.S.

STATEMENT OF PROPOSED USE:

USE OF PROPOSED CUSTOM HOME IS AS A SINGLE-FAMILY DWELLING CONSISTING OF 4 BEDROOMS AND 3.5 BATHS WITH A BUNGALOW EXTERIOR STYLE TO BLEND WITH THE HISTORICDISTRICT OF FREDERICKSBURG. PROPOSED DWELLING TO INCLUDE ON-SITE PARKING ACCESSED VIA A DRIVEWAY ON THE LEFT SIDE OF THE PROPERTY LEADING TO THE REAR OF THE PROPERTYWHICH WILL ACCOMODATE A ONE-CAR GARAGE AND TURNAROUND SPACE. DWELLING IS TO BE CONSTRUCTED ON A FULL BASEMENT FOUNDATION WITH AN AREAWAY WALKOUT AT THE REAR.

CONTRACTOR:

Mendleson
Development, LLC

PLANS PREPARED BY:

Exceptional Home
Designs, Inc.
P.O. Box 5477 Garrisonville, VA 22463
540-295-4237
David W. Guy- Residential Designer
www.exceptionalhomedesigns.com

PROJECT INFORMATION

141 Caroline Street - Custom Home
Fredericksburg, VA

SHEET TITLE

Cover Sheet/Specifications

REVISION

DATE

PROJ.#:14-1002 DATE: 3/18/14

SCALE: AS SHOWN

© EXCEPTIONAL HOME DESIGNS, INC.-2014

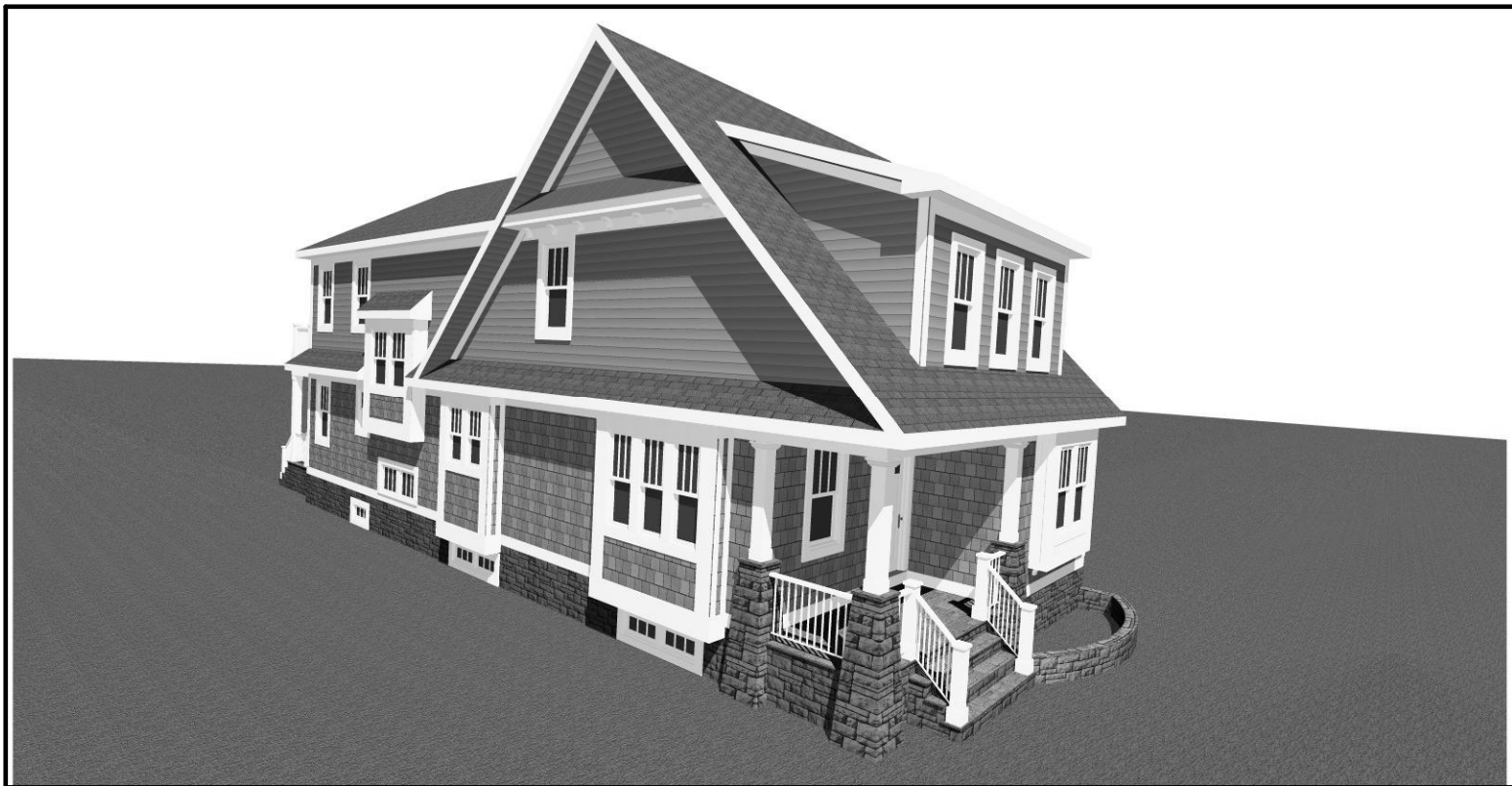
SHEET NUMBER

INITIALS

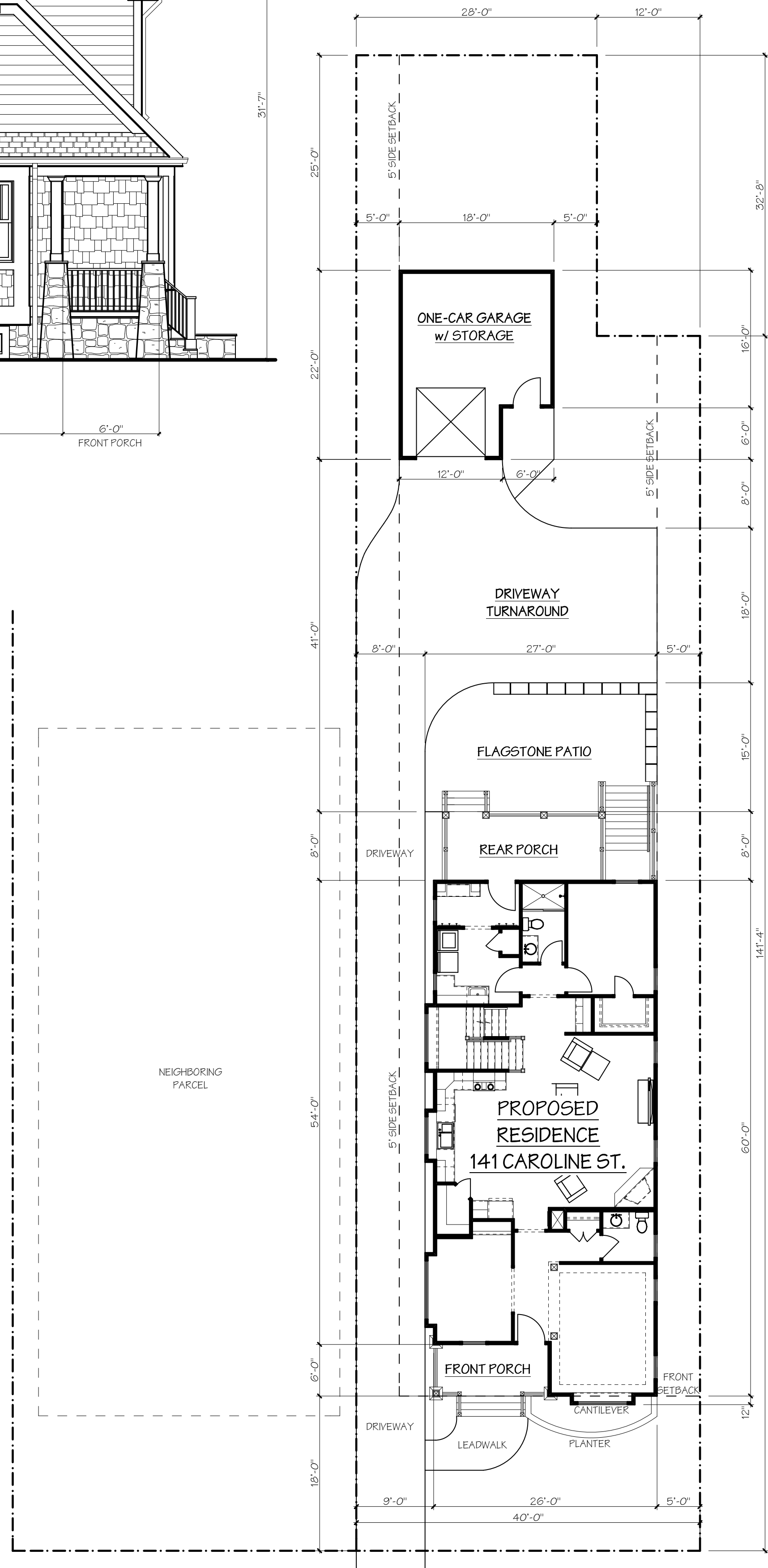
1
OF
5



PROPOSED SITE ELEVATION
SCALE: N.T.S.



3D CONCEPTUAL EXTERIORS
SCALE: N.T.S.



PROPOSED SITE LAYOUT
SCALE: 1" = 10'-0"

CONTRACTOR:

Mendleson
Development, LLC

PLANS PREPARED BY:

Exceptional Home
Designs, Inc.
P.O. Box 547 Garrisonville, VA 22463
540-295-4237
David W. Guy - Residential Designer
www.exceptionalhomedesigns.com

PROJECT INFORMATION

141 Caroline Street - Custom Home
Fredericksburg, VA

SHEET TITLE

Proposed Site/Concept Renderings

REVISION

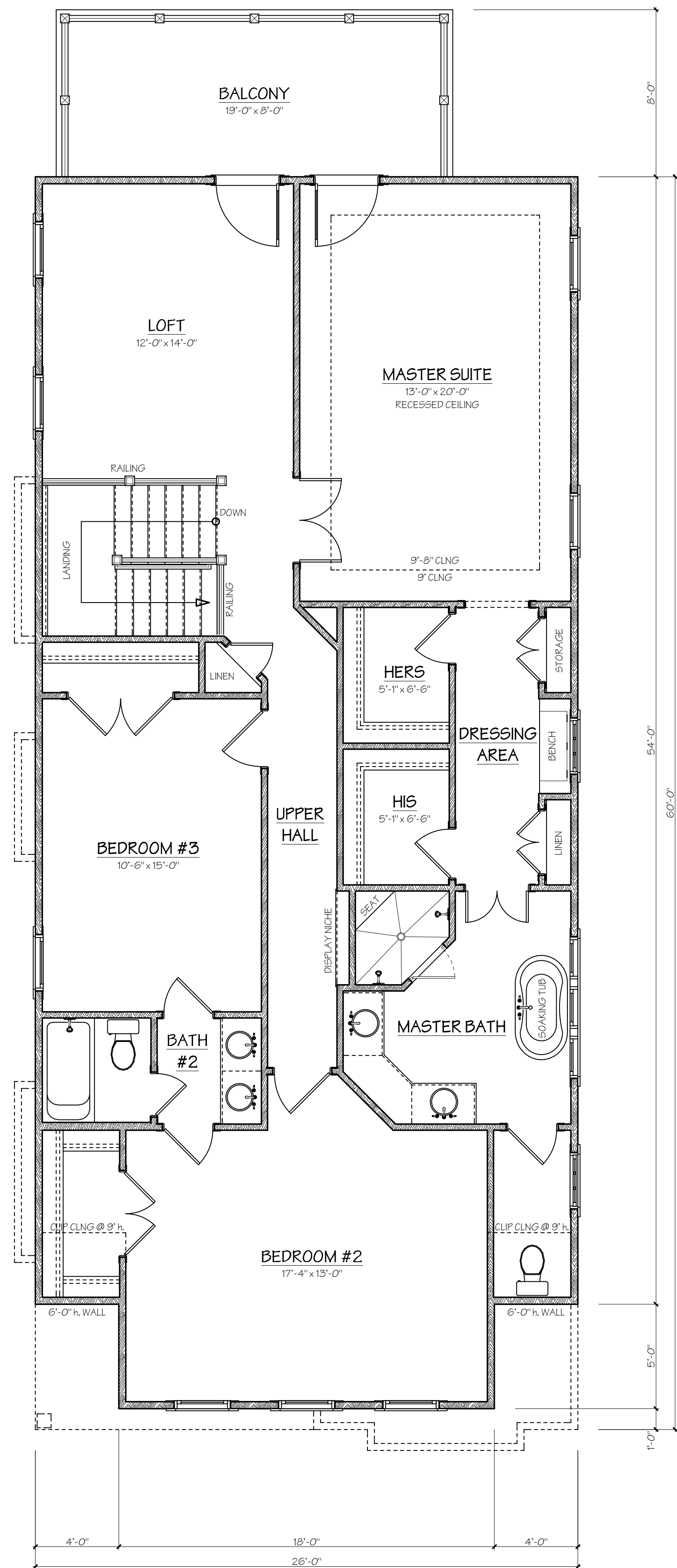
DATE

PROJ.#: 14-1002 DATE: 3/18/14
SCALE: AS SHOWN
© EXCEPTIONAL HOME DESIGNS, INC. - 2014

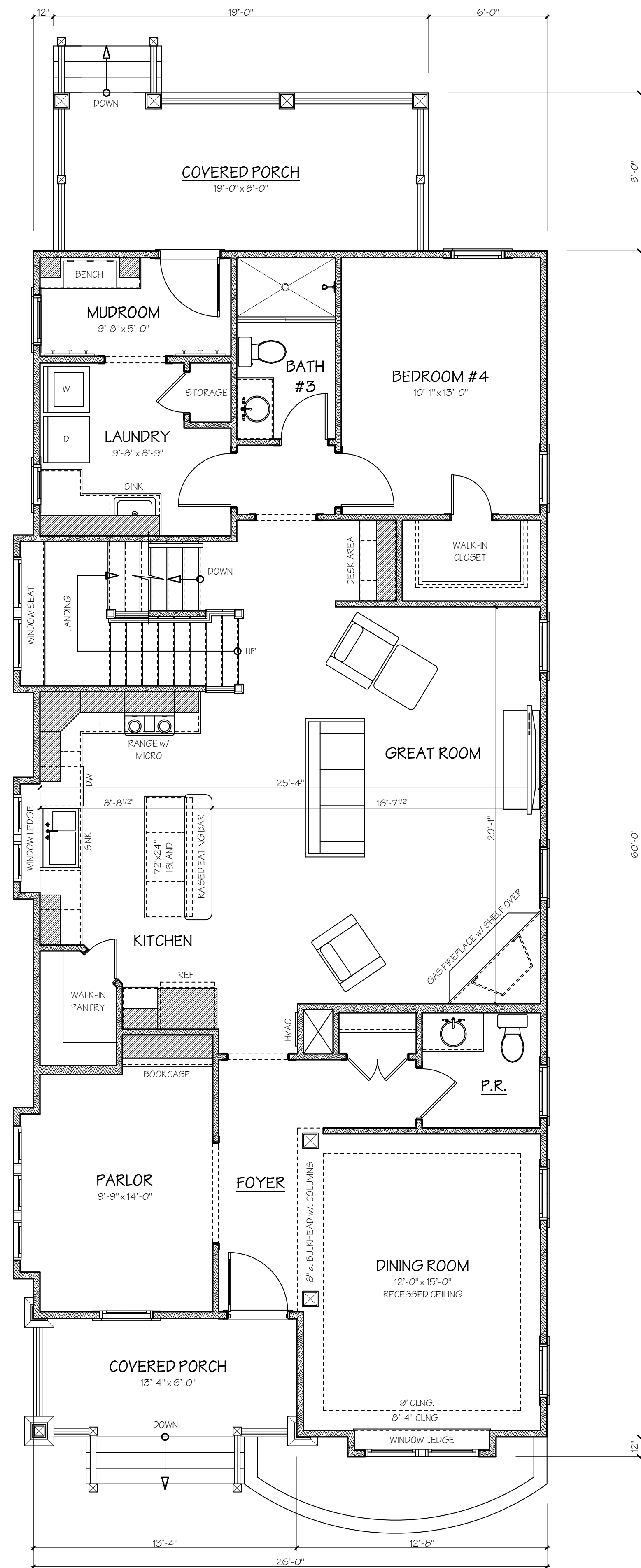
SHEET NUMBER

INITIALS

2 OF 5



PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

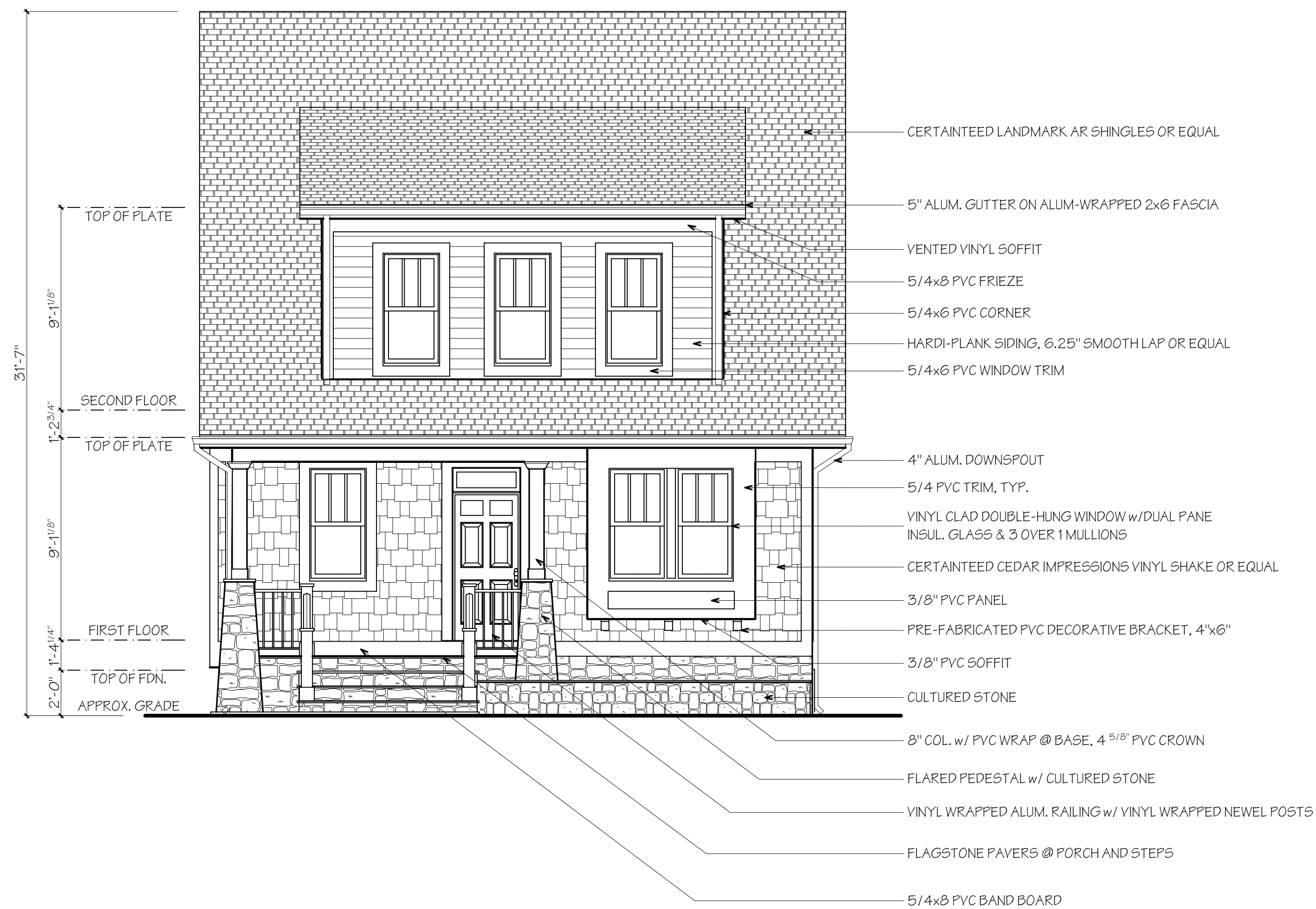


PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE		PROJECT INFORMATION		PLANS PREPARED BY:	CONTRACTOR:
Proposed Floor Plan		141 Caroline Street - Custom Home Fredericksburg, VA		Exceptional Home Designs, Inc. P.O. Box 547 Garrisonville, VA 22463 540-295-4237 David W. Guy - Residential Designer www.exceptionalhomedesigns.com	Mendleson Development, LLC
#	DATE				
PROJ. # 14-1002 DATE: 3/18/14					
SCALE: AS SHOWN					
© EXCEPTIONAL HOME DESIGNS, INC. - 2014					
SHEET NUMBER		INITIALS			
3		OF			
		51			



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CONTRACTOR:

PLANS PREPARED BY:

PROJECT INFORMATION

SHEET TITLE

PROJ.#: 14-1002 DATE: 3/18/14
SCALE: AS SHOWN
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SHEET NUMBER INITIALS

4 OF 5

Mendleson
Development, LLC

Exceptional Home
Designs, Inc.
P.O. Box 5477 Garrisonville, VA 22463
540-295-4237
David W. Guy - Residential Designer
www.exceptionalhomedesigns.com

141 Caroline Street - Custom Home
Fredericksburg, VA

Proposed Elevations #1

REVISION

DATE

#



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION		PLANS PREPARED BY:		CONTRACTOR:	
141 Caroline Street - Custom Home Fredericksburg, VA		Exceptional Home Designs, Inc. P.O. Box 547 Garrisonville, VA 22463 540-295-4237 David W. Guy - Residential Designer www.exceptionalhomedesigns.com		Mendleson Development, LLC	
SHEET TITLE		SHEET NUMBER		INITIALS	
Proposed Elevations #2		5		OF	
REVISION		DATE		5	
#					
PROJ.#: 14-1002 DATE: 3/18/14					
SCALE: AS SHOWN					
© EXCEPTIONAL HOME DESIGNS, INC. - 2014					



**PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
April 9, 2014
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF MINUTES**
 - March 26, 2014 Minutes

PUBLIC HEARING ITEMS

- 4. Comprehensive Plan - Revision of Key Areas component of Plan.**
- 5. SUP 2014-01 - Celebrate VA South, LLC** [Jervis Hairston] requests a Special Use Permit for an 80-bed Assisted Living Facility on a 2.25 acre parcel (GPIN # 7769-59-4420) located on the west side of the 3000 block of Gordon W. Shelton Blvd, in the Planned Development-Commercial (PDC) Zoning District.
- 6. SUP 2014-02 - George and Roxanna Snead** (Braehead Properties, LLC, owner) requests a Special Use Permit for Agritourism on a 28 acre parcel (GPIN# 7778-88-8352), known as Braehead Farm, located at 1130 Tyler Street, in the General Industrial (I-2) Zoning District.
- 7. SE 2014-01 - AGV, LLC** [Jon Van Zandt] requests a Special Exception from:
 - a. Unified Development Ordinance (UDO) section 72-51.1.A, Density Requirements, which reduces allowed density by half for property located in the 100-year floodplain, and
 - b. UDO section 72.-51.3.D, Lot Size and Area, which does not allow the portion of lots in the 100-year flood plain to count toward minimum lot area, so as to allow four lots on a .4887 acre parcel (GPIN# 7789-22-3421), 88.5% of which is located in the 100-year floodplain and located at 221 thru 231 Charles Street in the R-8 Residential Zoning District (maximum eight lots per acre).
- 8. RZ 2014-03 - Downtown Properties** [Doug Brown], (Bragg Hill Corporation, owner) requests an amendment to the Official Zoning Map to rezone a 34.1 acre parcel (GPIN# 7860-90-3994) from R-2 Residential (maximum two lots per acre) to R-12 Residential (maximum 12 lots per acre) in order to construct 99 townhouses at a density of 3 lots per acre, located in the 1100 block of Wicklow Drive.

- 9. UDOTA 2014-02** - The Planning Commission will consider a text amendment to the Unified Development Ordinance section 72-53.1.C.2., Minimum Off-Street Parking Standards, so as to reduce the parking requirements for Fast Food Eating Establishments from one space for every 60 square feet to one space for every 100 square feet.
- 10. UDOTA 2013-02A** - The Planning Commission will consider an amendment to the Unified Development Ordinance:
- a. Section 72-25.2.E.3, regulations for Private Streets on Subdivision Plats, so as to allow the use of private streets and access easements to serve only a minimal number of single family attached (townhouse) lots, with the majority of such lots to front on public streets, and
 - b. Section 72-51.3.A, Relationships to Street, so as to allow private streets with a maximum length to serve only a minimal number of single family attached (townhouse) lots, with the majority of such lots to front on public streets and allow private streets to serve commercial uses in the all zoning districts that allow such uses.
- 11. RZ 2014-01** - The Planning Commission will consider an amendment to:
- a. the Future Land Use Map of the Comprehensive Plan to change the designation of the following properties:
 - b. the Official Zoning Map to change the following properties:
- Comprehensive Plan designation change from "Downtown Commercial" to "Downtown Residential" and
- Official Zoning Map change from the Commercial Highway Zoning District to the Commercial-Downtown Zoning District:
- | | |
|---------------------------|--------------------|
| 1701 Caroline Street | 201 Ford Street |
| 1820 Caroline Street | 203 Ford Street |
| 1900 Caroline Street | 205 Ford Street |
| 1700 Princess Anne Street | GPIN #7779-98-6170 |
| 1701 Princess Anne Street | GPIN #7779-98-6117 |
| 1800 Princess Anne Street | GPIN #7779-98-6352 |
| 1801 Princess Anne Street | GPIN #7779-98-7433 |
| 1808 Princess Anne Street | GPIN #7789-08-0009 |
| 1810 Princess Anne Street | GPIN #7789-08-1198 |
| 1821 Princess Anne Street | |
- Comprehensive Plan designation change from "Low Density Residential" to "Downtown Commercial", and
- Official Zoning Map change from the R-2 Residential Zoning District to the Commercial-Downtown Zoning District:
- 1701 Caroline Street

NEW BUSINESS

12.UDO Procedures Manual – Amendments

OTHER BUSINESS

13.Planning Commissioner Comment

14.Planning Director Comments

ADJOURNMENT



TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 14 April 2014
RE: Procedures

EFN

The Board reviewed various procedural issues at its meeting on March 24th, but did not conclude that discussion. The Chair's agenda is attached, with notes showing the actions to be taken by the staff to address identified problems. This discussion should continue as long as the Board has items they would like to see addressed.

ARB Procedures Discussion March 24, 2014

Topics:

- Procedures

- ✓ - Administration procedures (staff flow-chart) - Action - staff to include definitions
- ✓ - Emergency procedures - Action - staff to develop steps for inclusion in Rules of Procedure
- ✓ - Providing feedback v. designing a project
- ✓ - Easement holders (HFFI, DHR, FOR) - Action - HFFI to provide list

- Packets and Staff Memos

- ✓ - Packet completion and thoroughness - Action - staff to revise ARB application
- Electronic v. hard copy versions
- Visuals at meetings
- Memo consistency
- Memo language